

RFP ADDENDUM #1

Date of Addendum: December 18, 2020

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Qualifications.

1.0 RFP Deadline

The submittal deadline remains the same and is not changed by this Addendum.

Submittal Deadline:	January 8th, 2021 5:00 PM Pacific Time
------------------------	--

2.0 – QUESTIONS AND ANSWERS

The following questions and answers are provided as a matter of information to clarify issues raised about the RFQ. To the extent that changes to the RFQ are required based on the questions received, the RFQ has been modified as noted above in the RFQ section of this Addendum.

Item	Questions and Answers
2.1	<p>Question: What level of detail is required for the programming? Will detailed room-by-room programming be required for all 4 phases included in the Predesign?</p> <p>Answer: The University will provide past studies and current needs assessments for the Health Sciences facilities. There will be some level of participation required between the team and the schools, but the groundwork for this effort is in place.</p> <p>Depending on the results of the implementation plan, further detail may be needed, but the intent is not at a room-by-room level. The goal is to understand the types of spaces needed for each school, what spaces can be shared between schools, and what is missing, as well as assess the functionality of the existing spaces, to determine what spaces are needed and what existing spaces should be reimaged for better function and flexibility.</p>
2.2	<p>Question: What is intended by “Reaffirmation of the condition of existing facilities” under Part 2: Project and Deliverables? Will new engineer-reviews be required as part of the scope? If so, which systems need review (MEP, structural, architectural, etc.)?</p> <p>Answer: The Health Science buildings are in the process of detailed facility condition assessment. This study will provide data regarding the condition of assets and architectural</p>

	<p>features of spaces, replacement costs and deficiencies will not need to be replicated by the winning team.</p> <p>There are, however, complex system interconnectivity, timing, and cost issues that will inform a properly phased plan. This will require extensive knowledge of campus, its existing systems and its future goals.</p> <p>Once the phasing plan is established, there may need to be further study into the details of the existing systems. For example, how to demolish or renovate a section of the Magnuson Health Sciences complex without impacting the rest of the structure.</p>
2.3	<p>Question: What is required in the Finance Plan? Is the focus on various funding options such as State dollars, P3, bonds, etc.? Are you looking for market-based solution and strategies, or other?</p> <p>Answer: The University will convey to the teams the expected financing constraints and frequency of funding, but creative solutions like P3 or leveraging internal UW initiatives is encouraged as well. The team will be required to provide detailed costs associated with the first 4-5 phases, including ongoing operational expenses. The goal is to clearly outline a feasible path to meet planning goals that will include multiple sources of funding including but not limited to state, donor, debt, and unit equity.</p>
2.4	<p>Question: It is unclear to me if the UW is asking to identify a full consultant team at this time. Please confirm that you do or do not want to see structural, MEP, lab planning, etc., qualifications in this submission and if we should include resumes for those team members.</p> <p>Answer: Given the time constraints, we ask that respondents put forward a core team of experts able to approach the program and planning challenges required, as well as recommendations for additional consultants such as engineers, cost estimators, etc. that will provide supporting roles relative to developing phasing scenarios. The intent is to put forward a team that demonstrates knowledge in health science education, and expertise in renovation of existing facilities within an active and interconnected setting.</p>
2.5	<p>Question: What is the desired study timeframe to complete the predesign effort? Are their critical milestones you want us to meet?</p> <p>Answer: The team is targeting completion of all scopes of work by December 2021.</p>
2.6	<p>Question: This scope of work will necessitate significant engineering input – should all subconsultant firms be specified in the proposal?</p> <p>Answer: See answers provided for questions 2.2 and 2.4.</p>
2.7	<p>Question: Who will be on the selection committee?</p> <p>Answer: The selection committee will be comprised of members of the Project Executive Committee and will include UW Facilities and Health Sciences representatives.</p>

2.8	<p>Question: Is there a specific WMBE target goal established for this effort? How will the 10 points be quantified in the submittal review process?</p> <p>Answer: Please see addendum #2 for the target goal.</p>
2.9	<p>Question: How is the Magnuson Health Sciences Center Study Area defined? Is the entire Major Institution Overlay (MIO) the project study area?</p> <p>Answer: The program components will focus on the spaces inhabited by the six Health Science Schools located in south campus (see the Campus Master Plan designation for South Campus). The South Campus Implementation Framework will explore building massing, program integration, circulation, and open space options for south campus that retain existing hospital facilities, buildings of historic significance, and buildings performing at peak optimization.</p>
2.10	<p>Question: Is an updated space program / utilization analysis considered as part of the Scope of Work?</p> <p>Answer: Similar to question 2.1, the University has a number of resources that it will share with the team. These will need to undergo a verification process, but will serve as the basis of information.</p>
2.11	<p>Question: Are you looking for an entire project team or will we be selecting team members with the University?</p> <p>Answer: See question 2.4. The core team should be identified, but others can be added as needed.</p>
2.12	<p>Question: What is your approach to stakeholder involvement?</p> <p>Answer: The effort will be framed around our typical governance structure similar to other large building projects. This will include a Project Executive Committee with high level stakeholders as the decision making entity with input from various other subgroups including the Deans, Associate Academic Deans, school representatives and specialized working groups. We are looking for the design team to identify successful engagement strategies to ensure a comprehensive approach.</p>
2.13	<p>Question: Is this an electronic submission? Who should this package be sent to?</p> <p>Answer: Yes, responses should be sent by email to uwfbuy@uw.edu.</p>
2.14	<p>Question: It seems there are three primary efforts defined in the RFP: A Concept Plan/Predesign package for the South Campus, a subsequent Phasing/Implementation Plan, and then a Financial Plan. Is this an accurate interpretation of the RFP?</p>

	<p>Answer: In general, yes. The implementation plan will be the basis to inform the pre-design of the next 4-5 phases. The financial plan will be fully integrated into this pre-design to ensure we are creating viable outcomes.</p>
2.15	<p>Question: Can you clarify your expectations (in percentage of time) for the allocation of consultant time between the Concept Plan, the Implementation Plan, and the preparation of the Financial Plan?</p> <p>Answer: We defer to the experience of the proposing teams to identify how they will approach each of the components of work for this project based on similar project experience.</p>
2.16	<p>Question: Can you clarify the expectations (such as team members and services to be provided) around peripheral design studies such as utility infrastructure, landscape architecture, roads, transit access, parking and other services in support of the facilities master plan? These are not specifically mentioned but seem necessary to achieve the design outcomes desired.</p> <p>Answer: Please refer to answer provided above.</p>
2.17	<p>Question: Can you clarify the scope of “pre-design” for the facilities? Will this include only floor plans or will other architectural concept design be expected such building elevations, structural plans, material palettes, 3-d modelling and/or architectural renderings?</p> <p>Answer: The Pre-Design must reflect the State of Washington Office of Financial Management (OFM) requirements. The University is intending to use this Pre-Design for the next 4-5 phases of work, with an understanding a refresh for each phase may be necessary when requesting state funding for design. With this in mind, the Pre-Design should provide enough detail for each phase of work to comply with the OFM requirements.</p>
3.0 – INFORMATION	
3.1	<p>In light of the novel coronavirus outbreak, we are taking precautions to protect both UW employees and our contracting and consulting communities. Please review the message to contractors and vendors for COVID-A found at https://finance.uw.edu/ps/suppliers/terms-conditions for detailed information University requirements.</p>

END OF ADDENDUM